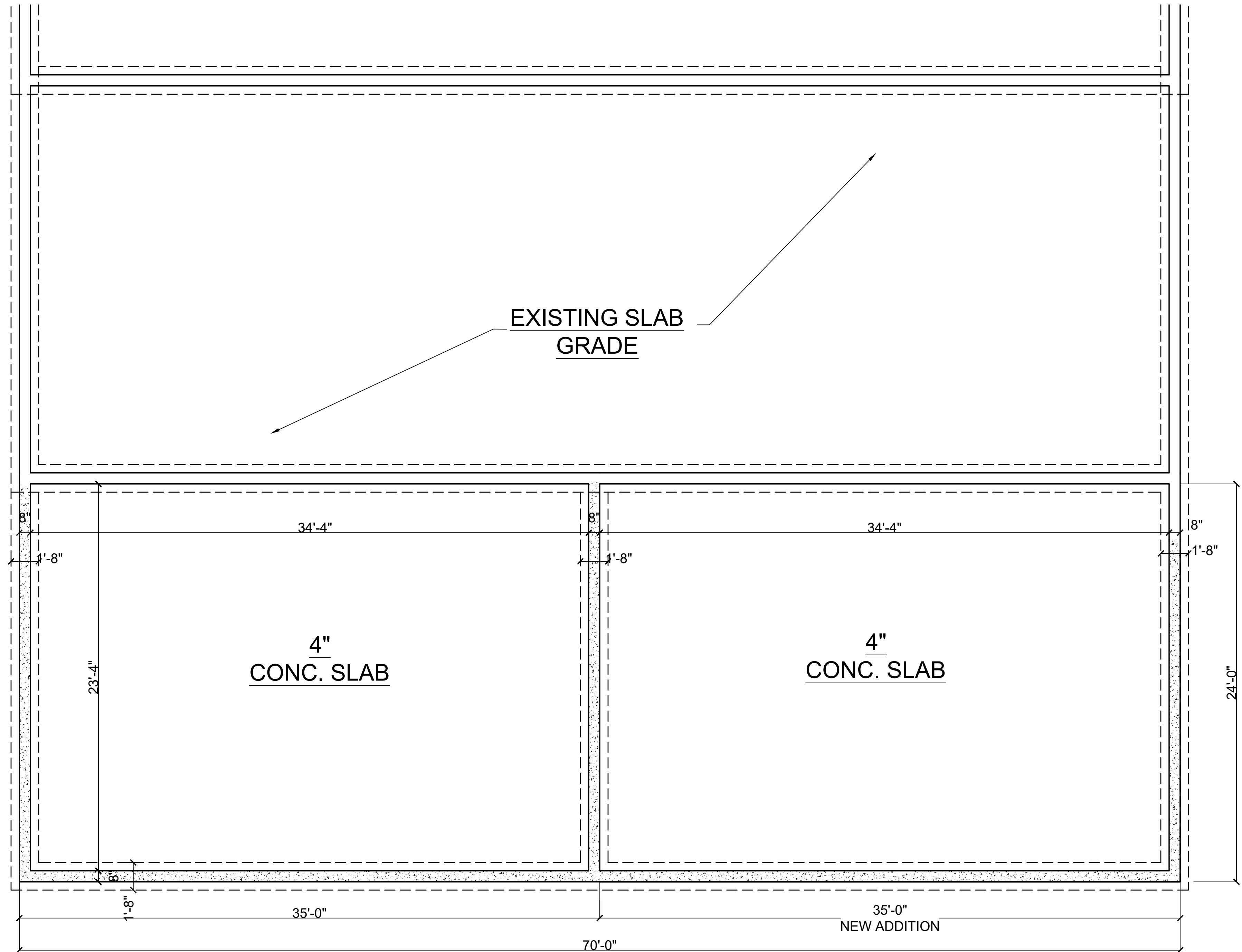


General Notes and Specifications :

- All Construction :** shall conform to the current New Jersey Uniform Construction Code International RESIDENTIAL Code, New Jersey Edition 2015 International Building Code, New Jersey Edition 2015, National Electrical Code 2011, National Standard Plumbing Code 2015 International Mechanical Code 2015, Local Codes, Ordinances and Flood Ordinances Wood Frame Construction Manual (WFCM) 2001
- Contractor :** shall check all dimensions and verify all existing conditions before proceeding with the work. Architect shall be notified of all changes. The contractor shall notify the architect immediately if he needs any additional information. The architect will not take responsibility for changes made by the contractor. Do not scale drawings. Construction management is the responsibility of the owner. The intent of these drawings is to provide the basis for a complete project. The contractor shall provide any and all items essential, or necessary, for a complete and operational system.
- Existing Conditions :** Information on existing conditions as provided by the Architect is believed to be accurate. However, exact dimensions shall be governed by existing conditions, and the Contractor shall use only measurements taken by himself, and shall be responsible for their accuracy. The Architect shall be notified immediately should there be any variation from information provided on the drawings.
- Footings :** In the absence of soil borings, the foundation hereon indicated, is based on ground bearing value of 2500 pounds per square foot. The Architect assumes no responsibility for foundation design unless he is provided with adequate information to determine the nature and characteristics of the ground. All footings must bear on virgin ground.
- Concrete :** shall conform to ACI 301 with a minimum 28-day compressive strength of 3500 PSI.
- Reinforced Concrete :** shall be done in accordance with ACI Publications 318-89, (Rev. 91) all reinforcing steel shall conform to ASTM A-615 grade 40 min.
- Concrete Masonry Units :**
 - All concrete masonry units shall conform to ASTM C90 (Hollow Load Bearing), C129 (Hollow Non-Load Bearing) or C145(Solid Load Bearing). All mortar Grade "M".
 - Top course of all foundation walls to be solid masonry.
- Piling :** (where required)
 - All piling shall have a safe bearing capacity of 10 tons per piling.
 - A test pile shall determine the length and dimension of the piling as required, but in no case less than 10" min. butt diameter and 8" min. tip diameter.
 - All piling shall be pressure treated with creosote to a retention of 12 pounds per cubic foot of timber and tagged.
 - Where piling are cut off, the surface shall be treated with 3 coats of hot creosote oil followed by a coat of coal tar.
 - Allowable piling stress shall be F=1200 PSI (min.).
 - Piling logs shall be furnished to construction official.
 - Piling log shall be kept and certified by a licensed New Jersey Engineer.
- Wood :** spans of structure wood members are based on a minimum fiber stress of 1,100-psi and a minimum elastic modulus of 1,400,000 (E) such as Hem-Fir No. 2 or better. No utility grade or non stress grade lumber may be used structurally.
- Framing :**
 - Double floor joists under all partitions, tubs, and cabinets running parallel with the floor joist. Any opening greater than 60" wide shall have double jack studs.
 - Headers shall be 2" x 2" x 10" unless otherwise noted.
 - All plywood shall be installed vertically eight feet from all corners.
 - All pressure treated lumber that uses the acq (alkaline copper quaternary) method shall be connected with hot dipped galvanized, hot dipped zinc galvanized or stainless steel fasteners. anchors, straps, hurricane clips, etc. shall be zinc coated (simpson products)
 - All rafter connections shall be rated for an uplift capacity of 595 lbs (simpson h-10)
 - Ridge depth must provide full bearing for all rafters.
 - Floor to floor box must be lapped with plywood center on box (Simpson 30" LSTA @ 32" o.c. with 12 - 10 penny nails, option)
 - Minimum top plate splice to be 48" and over a stud.
 - Gable walls must be blocked for 3 bays @ 4'-0" centers when ceiling joists are parallel. Roof pitches 7:12 to 12:12 gable wall must be braced at third points of gable to ceiling line. Plywood nailing shall be as follows: edge nailing - 4" o.c., field nailing 12" o.c.
- Bridging :** Joists shall have one row of bridging (1" x 3", metal or solid) for every 8'-0" of span. Ceiling joists may have strong backs in lieu of bridging.
- All exterior lumber (exposed to weather and/or direct to concrete) and sill plates shall be treated and rated for exterior use.
- Collar ties shall be 32" on center or as noted.
- Fire stopping shall be at, but not limited to, kitchen cabinets, walls, manson roofs, soffits and any concealed space.
- Windows :**
 - Type and Manufacturer _____
 - Size of escape window opening _____
 - All windows shall be flashed top and bottom and caulked.
 - All exterior windows shall be complete with insulated glass and insect screens.
 - At least one bedroom window shall exceed 5.7 sq. ft. net at egress area with a clear width of 20" and clear height of 24" per code with maximum sill height of 44" A.F.F.
 - All glazing in exterior walls shall be capable of safely withstanding a 115 mph wind speed. Glazing shall be capable of withstanding a design pressure of 29.4 psf this includes exterior doors and garage doors.
 - Window Openings : 48" to 60" - must have double king studs
60" to 84" - must have triple king studs and double sills
84" - see framing detail
 - All windows with a window sill height of 60" above grade must be 24" above finished floor, unless a window guard is provided.
- Doors :**
 - All exterior doors shall be flashed top and bottom, caulked, and weather stripped and thresholds provided.
 - All interior doors to be 1" undercut.
 - Safety glass shall be used in all door and as noted on the drawings.
 - All doors between garage and dwelling shall be 1-3/4" thick wood solid core or equal with weather-stripping and 4" min. high sill.
- Railings :** Railings shall be constructed so that a 4" diameter ball cannot pass through. All hand rails shall return to a post or a safety terminal.
- Closets :** Clothes closets shall have one shelf and pole (closets over 4'-0" shall have a shelf support), all linen closets shall have a minimum of 5 shelves.
- Fireplaces :** hearth shall be constructed of non-combustible material and shall extend 16" in front and 8" on sides for openings less than 6 sq.ft. and 20" in front and 12" on sides for opening 6 sq.ft. or larger.
- Gypsum Wallboard :**
 - Minimum 1/2" thickness.
 - All gypsum wallboard in bathrooms and wet areas shall be water resistant.
- Access :**
 - Provide 22" x 30" minimum access to attic.
 - Provide crawl space access 18" x 24".
 - Provide access to plumbing fixture control valves.
- Vents :**
 - Attic and soffit shall be screened.
 - Crawl space vents shall be operable and screened.
 - Flood vents shall be 8" x 24" or equal with breakaway lattice and screen 12" above grade. 2" x 10" or 2" x 8" box beam for first floor joist to be drilled with 1-3/8" bit between first two floor joist ends and then @ 4'-0" on center.
- Anchors :**
 - Sill straps are not allowed in flood zones.
 - Anchor bolts must be 1/2" diameter, 18" long, 12" from sill ends and @ 4'-0" on center with 15" embedment cores filled solid, 1-1/2" outside Ø washers.
 - Sheathing and siding to lap all box joist and sill plate.
 - On barrier islands use hurricane clips or suitable anchors to hold down joists and roof rafters at all levels
- Mechanical :**
 - Contractor shall verify and check all conditions, sizing, dimensions and equipment installation prior to proceeding with the work and coordinate work with other trades.
 - Balance systems for heating and cooling of each space.
 - Verify and coordinate with electrical contractor for voltage and phases of machinery.
 - All HVAC equipment is to be mounted on vibration isolators.
 - All natural gas piping shall be in accordance with AGA standards.
 - All metal flues and breaching shall be of type and size approved by heating unit manufacture.
 - Installation of equipment in attic spaces shall comply with Mechanical Code.
 - Provide combustion air for all heating equipment as required.
 - Provide plywood deck in attic area when mechanical equipment is in attic.
 - Provide fire dampers where ductwork penetrates fire-rated assemblies when required.
 - Max. length of dryer vents is 25 feet, including all bends.
- Plumbing :**
 - Verify and check all conditions, dimensions and material installation prior to proceeding with the work and coordinate work with other trades.
 - Provide shock absorbers at clothes washers.
 - Exterior hose bibbs shall be frost free and vacuum break.
 - Test entire system upon completion and guarantee work for one year.
 - Provide 40 gallon water heater.
 - Provide vacuum break for water heater.
- Plumbing Schedule:**

FIXTURE	HW	CW	WASTE	REMARKS
Water Closet	3/4"	3"	1.5 gals. per flush	
Lavatory	3/4"	3/4"	1-1/2"	.....
Tub	1/2"	1/2"	1-1/2"	.....
Shower	1/2"	1/2"	2"	Shower heads flow 3 G.P.M.
Sink	1/2"	1/2"	1-1/2"	.....
Dishwasher	1/2"	.....	1-1/2"	.....
Washer	1/2"	1/2"	2"	.....
Hose Bibbs	.....	1/2"	.....	Vacuum break and frost free.
- Electrical:**
 - Verify and check all conditions, dimensions and equipment prior to proceeding with the work and coordinate work with other trades.
 - Test entire system upon completion of work and provide a one year guarantee.
 - There shall be a weather tight and ground receptacle within twenty-five feet of the a.c. compressor unit.
 - Verify door swings prior to installing switches.
 - All bath and powder room convenience outlets shall be ground fault.
 - All smoke detectors shall be wired so that an alarm signal is relayed to all locations with battery back-up 110 volt.
 - Provide a maximum of 8 convenience outlets on any one 20 amp. circuit, maximum 6 on any one 15 amp. circuit and maximum 2 kitchen appliance receptacles on any one 20 amp. circuit. See panel summary for individual outlet circuits.
 - Cable TV and telephone outlets shall be prewired.
 - During construction all electrical outlets, TV and telephone locations shall be verified.
- Live Loads :**

Other Loads :		/sq. ft.
Living Area's	40#/sq. ft.	.....
Sleeping Area's	30#/sq. ft.	.....
Attic (storage)	20#/sq. ft.	.....
Deck & Balcony	60#/sq. ft.	.....
Roof	20#/sq. ft.	.....
- Construction Type :** _____
- Use Group :** _____



PROPOSED FOUNDATION PLAN

1/4"=1'-0"

**PROPOSED ADDITION:
NORTHFIELD BAPTIST CHURCH
1964 ZION ROAD
NORTHFIELD, NEW JERSEY**

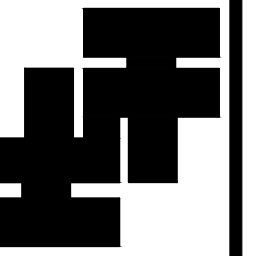
PLANNING BOARD

COMM. NO.	DATE	BY
21/181	ANA	ANA
	FHS	FHS
	DATE	8/21/2021

SHEET NO.

1 of 2

**PROPOSED ADDITION
NORTHFIELD BAPTIST CHURCH
1964 ZION ROAD
NORTHFIELD, NEW JERSEY**



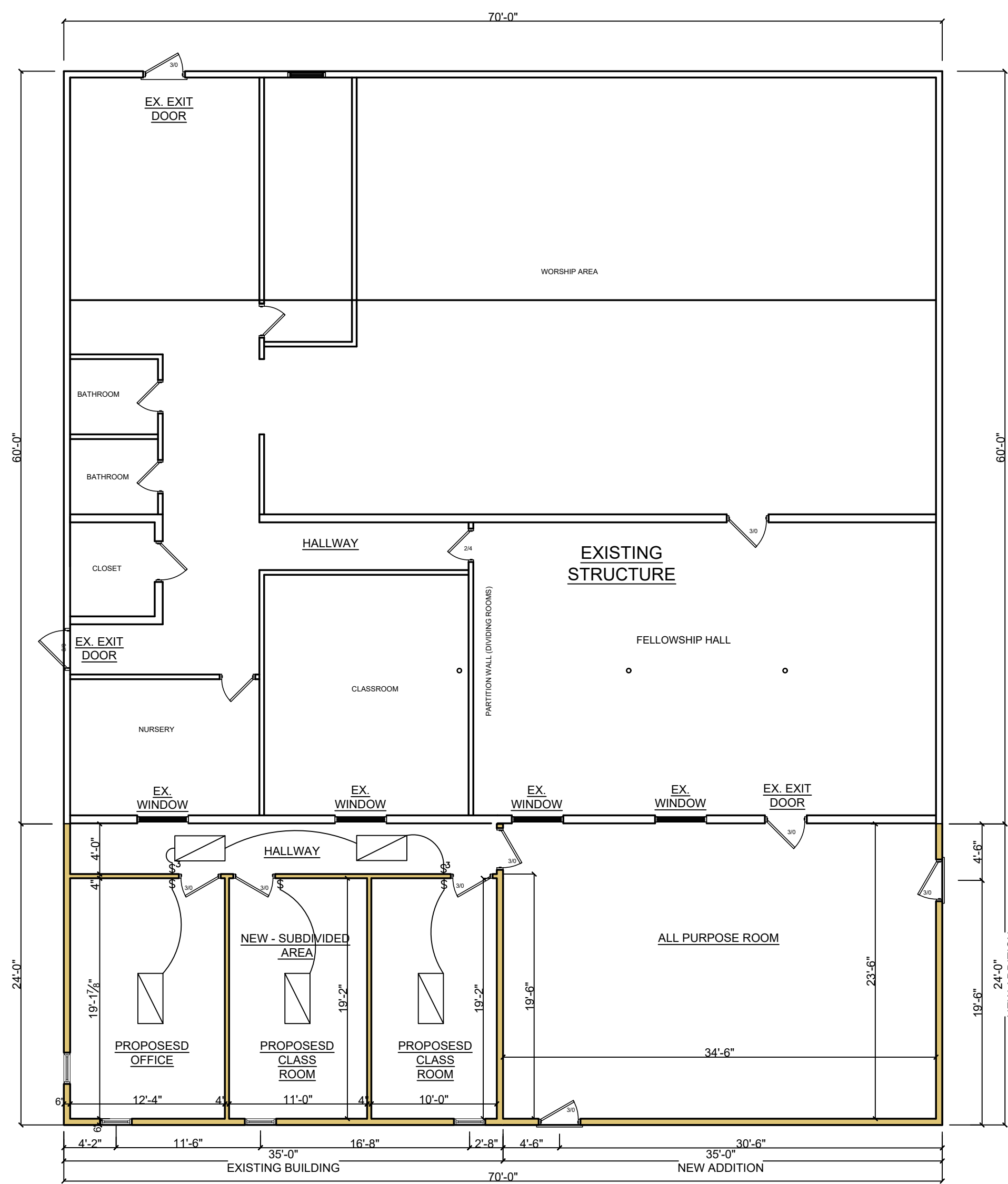
HARRY S. HARPER
ARCHITECT & PLANNER
555 NEW JERSEY AVENUE
N.J.P.P. 10322
PHONE: (862) 645-2561

HARRY S. HARPER
N.J.P.P. 10322
PHONE: (862) 645-2561



EXISTING CHURCH

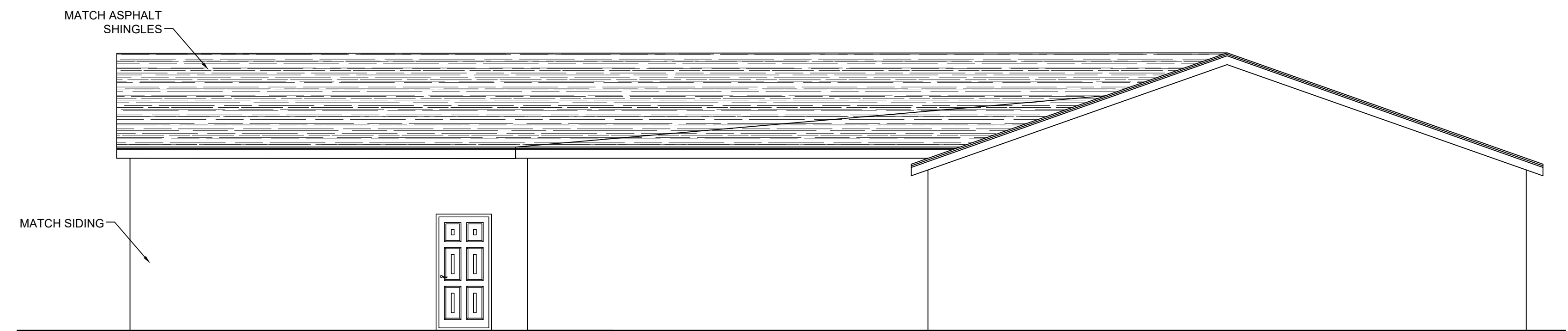
N.T.S.



PROPOSED ADDITION

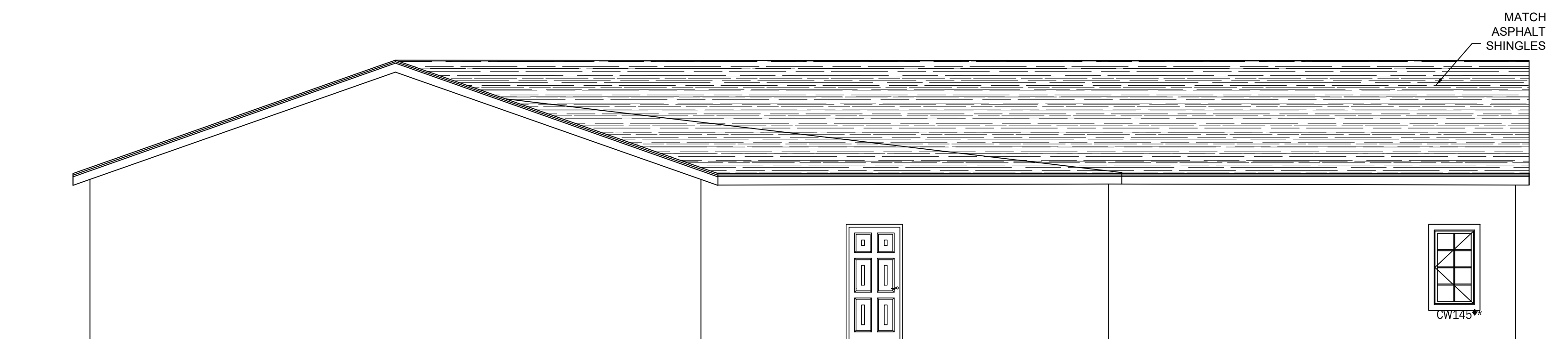
1/8"=1'-0"

PLEASE NOTE:
THE NUMBERS OF CHURCH MEMBERS REMAINS THE SAME THE
ADDITIONAL OFFICE SPACE, CLASS ROOMS & ALL PURPOSE ROOM
ARE FOR THE CONVENIENCE OF ITS MEMBERS & PROVIDES A BETTER
WORKING ENVIRONMENT.



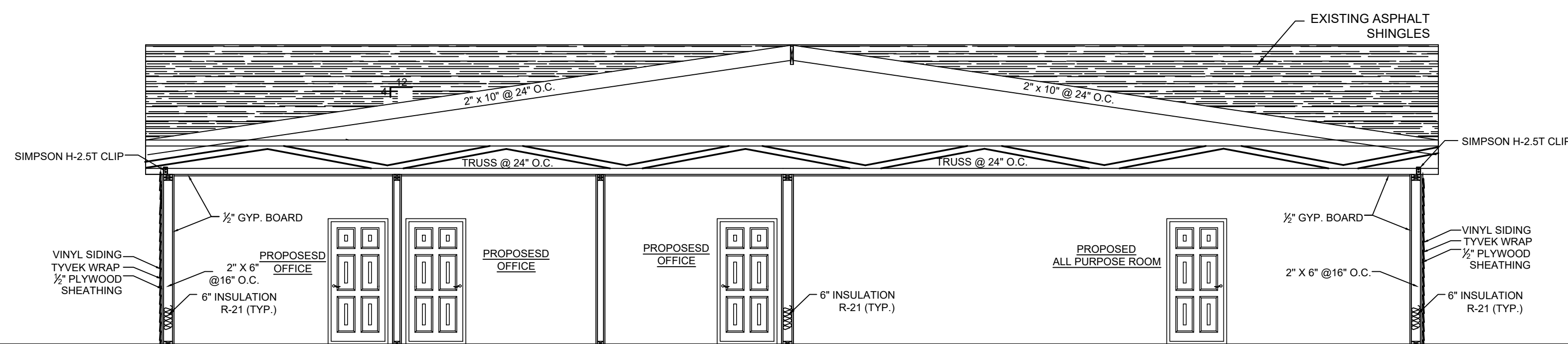
LEFT ELEVATION PLAN

1/8"=1'-0"



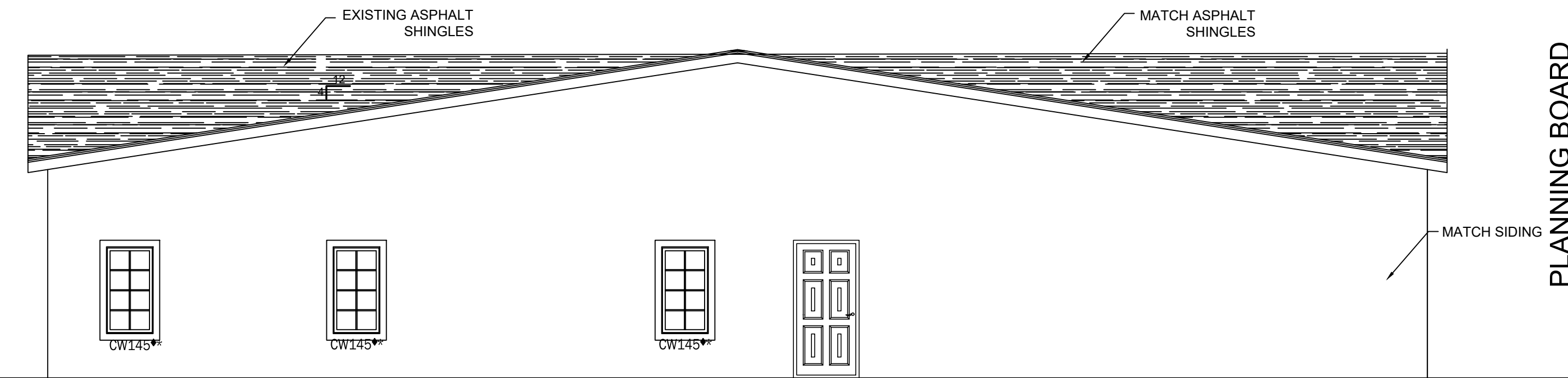
RIGHT ELEVATION PLAN

1/8"=1'-0"



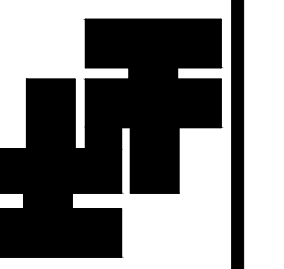
CROSS SECTION

3/16"=1'-0"



REAR ELEVATION PLAN

1/8"=1'-0"



PLANNING BOARD

REV.	DATE	BY

COM. NO. 21/181
DRAWN BY ANA
CHKD. BY JESH
DATE 8/21/2021